

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

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for July 9, 2003 PLANNING COMMISSION MEETING

**P.A.S.:** Special Permit 1672B

**PROPOSAL:** Alltel is proposing to extend the existing broadcast tower 26' to accommodate collocation for an additional carrier.

**LOCATION:** 8101 Adams Street

**CONCLUSION:** This request will allow for the use of an existing tower to provide needed coverage in this area for the carrier. It complies with the requirements of the Zoning Ordinance and is consistent with the Comprehensive Plan.

<b><u>RECOMMENDATION:</u></b>	Conditional Approval
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### **GENERAL INFORMATION**

**LEGAL DESCRIPTION:** Lot 85 I.T., located in the northeast quarter of Section 15, T10N, R7E, Lincoln, Lancaster County, Nebraska.

**EXISTING ZONING:** AG, Agricultural with special permits for a golf course and broadcast tower.

**EXISTING LAND USE:** Golf course and broadcast tower.

### **SURROUNDING LAND USE AND ZONING:**

North:	Cemetery, golf course and park	P, Public
South:	Residential	R-3, Residential
East:	Vacant (future commercial)	AG, Agriculture
West:	Residential	R-2, Residential

**HISTORY: SP#1672A** - Approved April 14, 2003 allowing a modification of the landscaping plan to place the required trees near Adams Street instead of at the base of the tower.

**SP#1672** - Approved January 29, 1997 allowing a 62' tall broadcast tower for wireless facilities.

**SP#1306** - Approved in 1988 allowing the North 40 Golf Course.

Zoning on this site changed from AA Rural and Public Use to AG Agricultural with approval of the 1979 update of the Zoning Ordinance.

### **COMPREHENSIVE PLAN SPECIFICATIONS:**

**Page F25** - The 2025 Comprehensive Plan's Land Use Plan designates urban residential land uses for this site.

**Page F83** - Telecommunications - Residential and business services, including cellular phone networks, high speed internet access, and fiber optic networks will continue throughout the area.

**Page F126** - Wireless Telecommunications (excerpts)- The City and County understand the importance of these technologies to the world of tomorrow and support the development of the infrastructure needed to further their use. The placement and construction of such facilities need to occur in a way that is compatible with the natural and built environment. Taller, more intensive facilities should be located in commercial and industrial areas. Facilities in residential areas should be unobtrusive, of a scale consistent with the neighborhood setting, and sited in a way that does not detract from the enjoyment of the neighborhood by its residents.

### **ANALYSIS:**

#### **Conformity with Comprehensive Plan.**

1. This application is considered an unobtrusive siting on private property, and is consistent with the goals of the Comprehensive Plan.

#### **Preference of site location in accordance with Chapter 27.68.080.**

2. This application is considered a preferred location under Lincoln Municipal Code (LMC) Section 27.68.080(a)(2) - an unobtrusive facility on a privately-owned site.

#### **Compatibility with abutting property and land uses.**

3. It seeks to minimize intrusion into the neighborhood by utilizing an existing facility and a compact antenna array.

#### **Adverse impacts such as visual, environmental or noise impacts.**

4. The nearest property lines are to the west and to the north, and are screened by existing trees. Surrounding land uses include a cemetery north across Adams Street,

and one single-family residence and a miniature golf course to the west. In both cases the visual impact will be minimal.

**Availability of suitable existing structures for antenna mounting.**

5. This request utilizes an existing tower for collocating additional antennas. While it does require the tower to be extended 26', it is considered a suitable existing structure for antenna mounting.

**Scale of facility in relation to surrounding land uses.**

6. At the present time, this site is surrounded by low intensity land uses which contain large amounts of open space. These open spaces provide an adequate buffer and maintain a sense of scale between the tower and surrounding residential uses.

**Impact on views/vistas and impact on landmark structures/districts, historically significant structures/districts, architecturally significant structures, landmark vistas or scenery and view corridors from visually obtrusive antennas and back-up equipment.**

7. There is no negative impact on views, vistas, or historic structures/districts.

**Color and finish.**

8. The tower extension will be a galvanized finish to match the existing tower.

**Ability to collocate.**

9. If this request is approved, there will be two carriers on this tower consistent with the requirements of the Zoning Ordinance.

**Screening potential of existing vegetation, structures and topographic features, and screening potential of proposed facilities, ground level equipment, buildings and tower base.**

10. The tower is already screened. Special Permit #1672A was an amendment to specifically allow a modification to the landscaping requirement so the trees could be located closer to Adams Street. When the trees are mature, they will provide a more effective screen of the site than if they were located at the base of the tower. The equipment shelters at the base of the tower are surrounded by an 8' high fence.

**CONDITIONS:**

Site Specific:

1. This approval permits the extension of the existing broadcast tower approved by Special Permit #1672 to a height of 87'.

General:

2. Before receiving building permits:
  - 2.1 The permittee shall complete the following instructions and submit the documents and plans to the Planning Department for review and approval.
    - 2.1.1 A revised site plan including 5 copies showing the following revisions:
      - 2.1.1.1 A landscape plan consistent with Special Permit #1672A.
    - 2.1.2 A surety approved by the City Attorney in an amount adequate to guarantee the removal of the facilities.
  - 2.2 The construction plans comply with the approved plans.

Standard:

3. The following conditions are applicable to all requests:
  - 3.1 Before use of this facility, all development and construction is to comply with the approved plans.
  - 3.2 All privately-owned improvements, including landscaping, are to be permanently maintained by the owner.
  - 3.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
  - 3.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
  - 3.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however,

said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

4. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by

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Brian Will, AICP  
Planner  
June 24, 2003

**APPLICANT:** Alltel Communications  
1440 M Street  
Lincoln, NE 68508  
(402) 436-4278

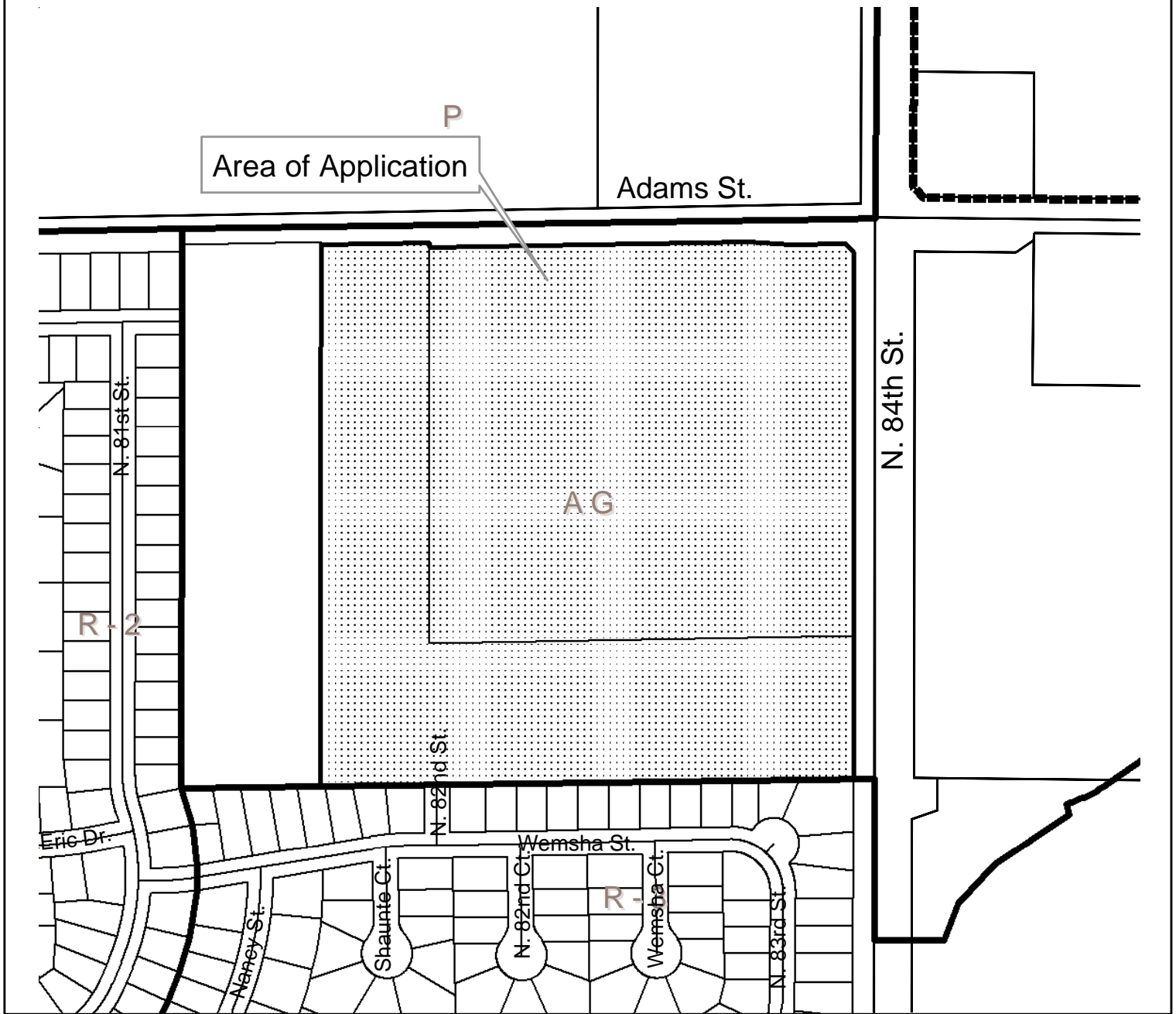
**OWNER:** Sprint PCS  
5600 North River Road  
Rosemon, IL 60018  
(847) 318-3255

**CONTACT:** Mike Healy  
The Everest Group, LLC  
268 North 115<sup>th</sup> Street  
Omaha, NE 68154  
(773) 704-7065



## Special Permit #1672B N. 81st & Adams St.



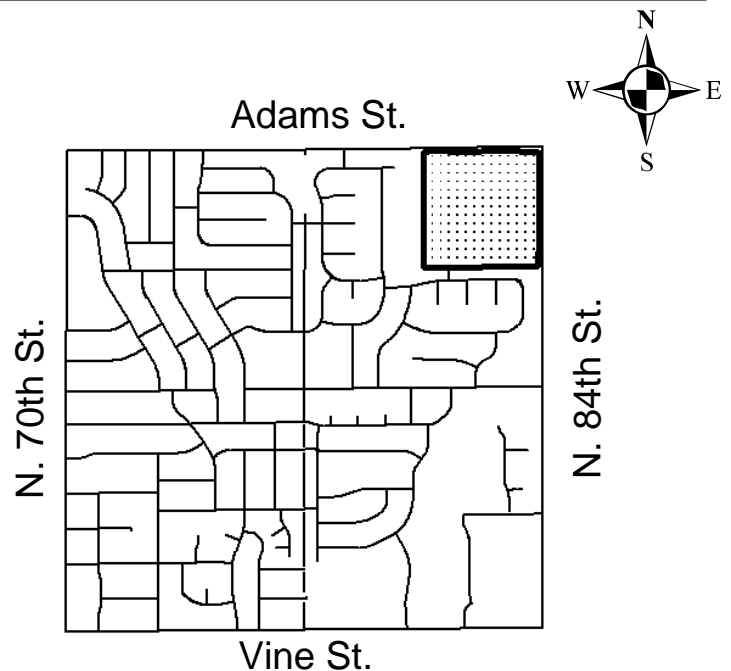
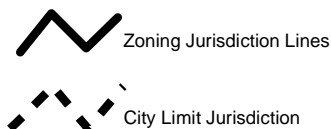


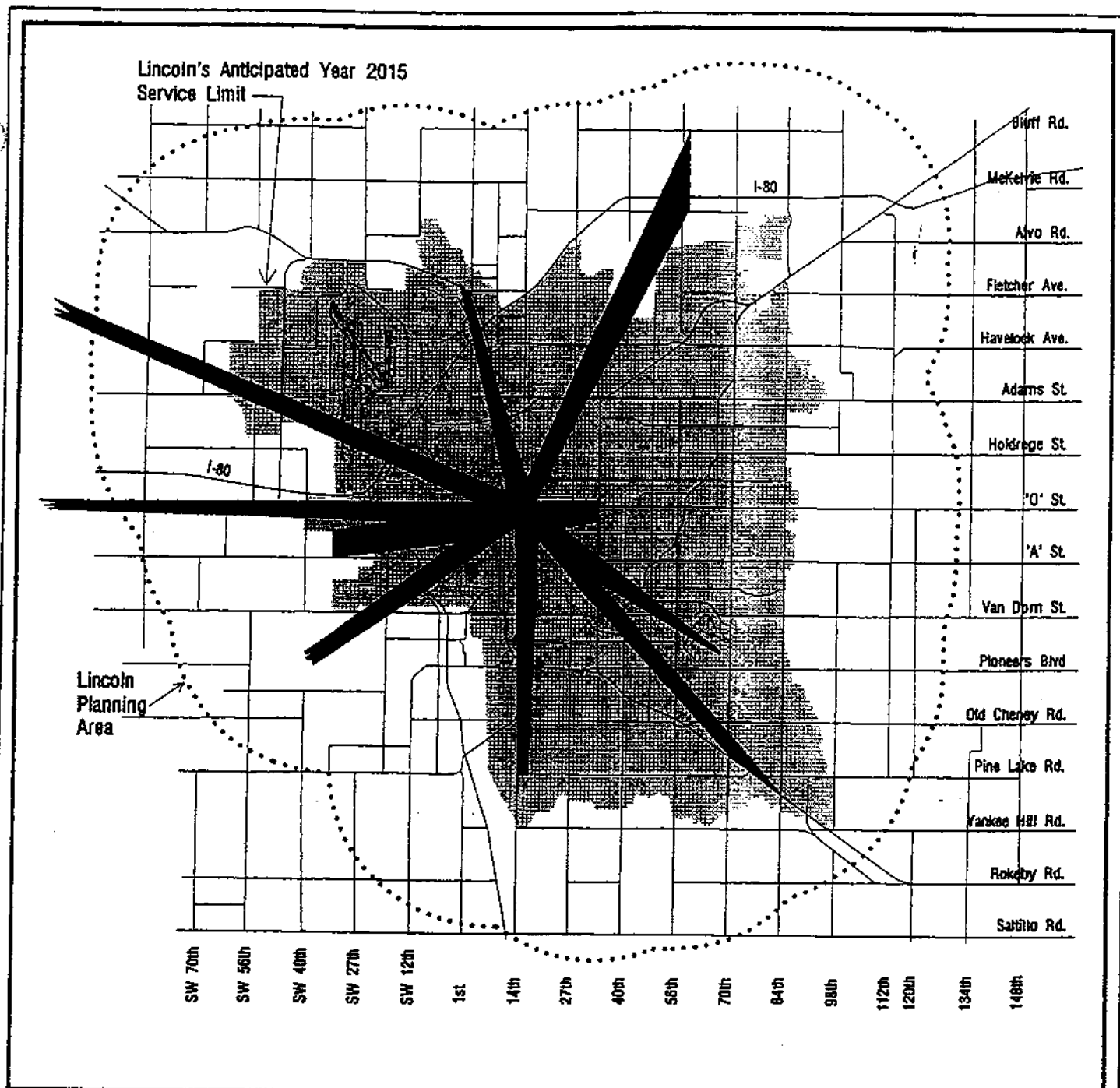
## Special Permit #1672B N. 81st & Adams St.

### Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
Sec. 15 T10N R7E





**Figure 62**

***Capitol View Corridors:  
City Perspective***



Miles  
0 1 2 3

**Lincoln City/Lancaster County  
Comprehensive Plan**

 Capitol View Corridor





**LEGAL DESCRIPTION PARENT PARCEL**

**LEGAL DESCRIPTION LEASE SITE**

[illegible]

### LEGAL DESCRIPTION ACCESS EASEMENT

On 12/14/77, the following information was received from the New York State Department of Social Services, Albany, New York:

**LEGAL DESCRIPTION ACCESS & UTILITY EASEMENTS**

[illegible]

### LEGAL DESCRIPTION UTILITY EASEMENT A

INDIANLAND DISCUSSING AN POLITICS

**LEGAL DESCRIPTION UTILITY EASEMENT B**

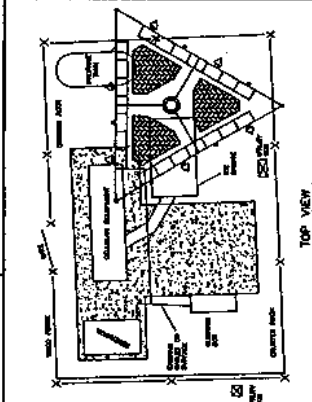
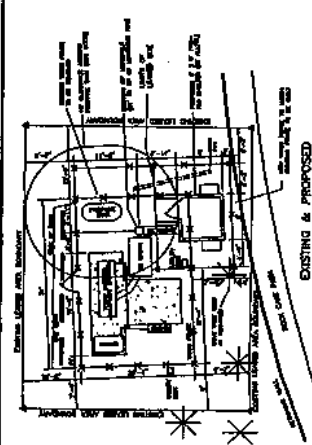
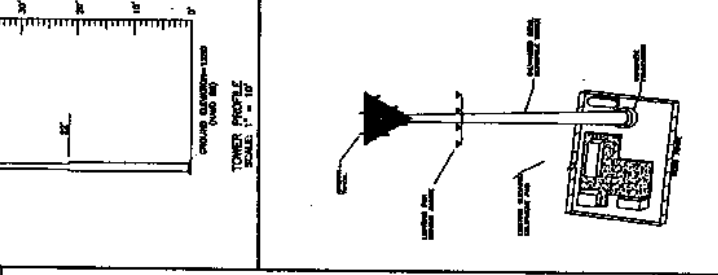
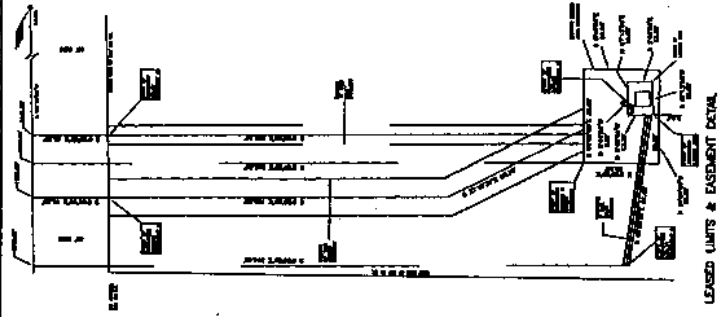
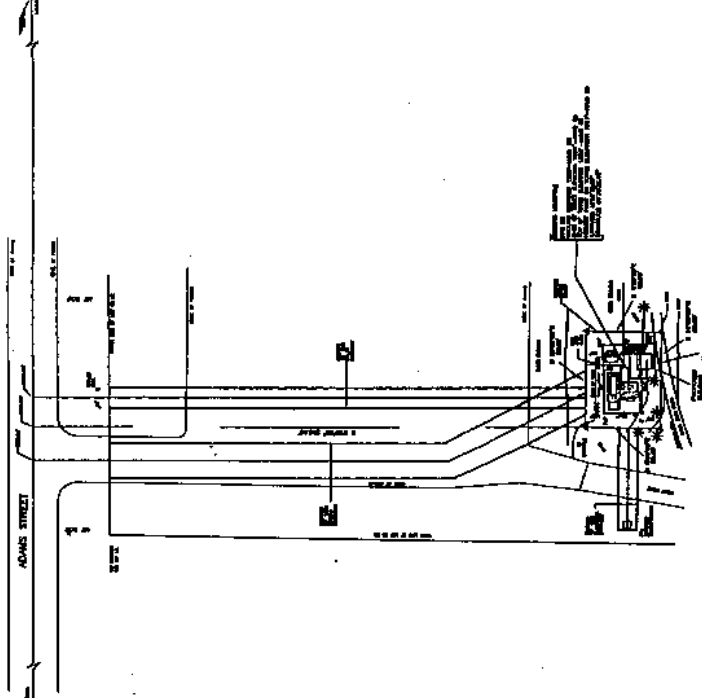
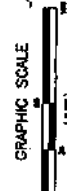
[illegible]

### LEGAL DESCRIPTION UTILITY EASEMENT C

[illegible]

IN THE CITY OF NEW YORK, in and for the County of New York, I, the undersigned, a Justice of the Peace for the County of New York, do hereby certify that the within and foregoing is a true and correct copy of the original of the same, as the same appears from the records of the City of New York.

2000

[illegible][illegible]

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$\frac{1}{2}$	$\frac{1}{2}$

NE 1/4, SECTION 15, T 10 N, R 7 E, 6th P.M.  
LANCASTER COUNTY, NEBRASKA

TOWER SURVEY FOR  
ALLTEL  
8101 ADAMS STREET  
LINCOLN, NEBRASKA

MANAGER:	FIELD DATA	DATES:	SCALE: 1" = 30'	PROJECT NO.	SHEET: 1 of 1
Plotted By: A. H. C. Checked By: J. H. C. Drawn By: J. H. C.	Sheet 001-1, Page 01	From 8-22-02 To 8-28-02		6000074	

**SELECTIVE SITE CONSULTANTS, INC.**  
 1800 W. 110th Street, Suite 200  
 Lincoln, NE 68506  
 Phone: 402-436-4723  
 Fax: 402-436-4724

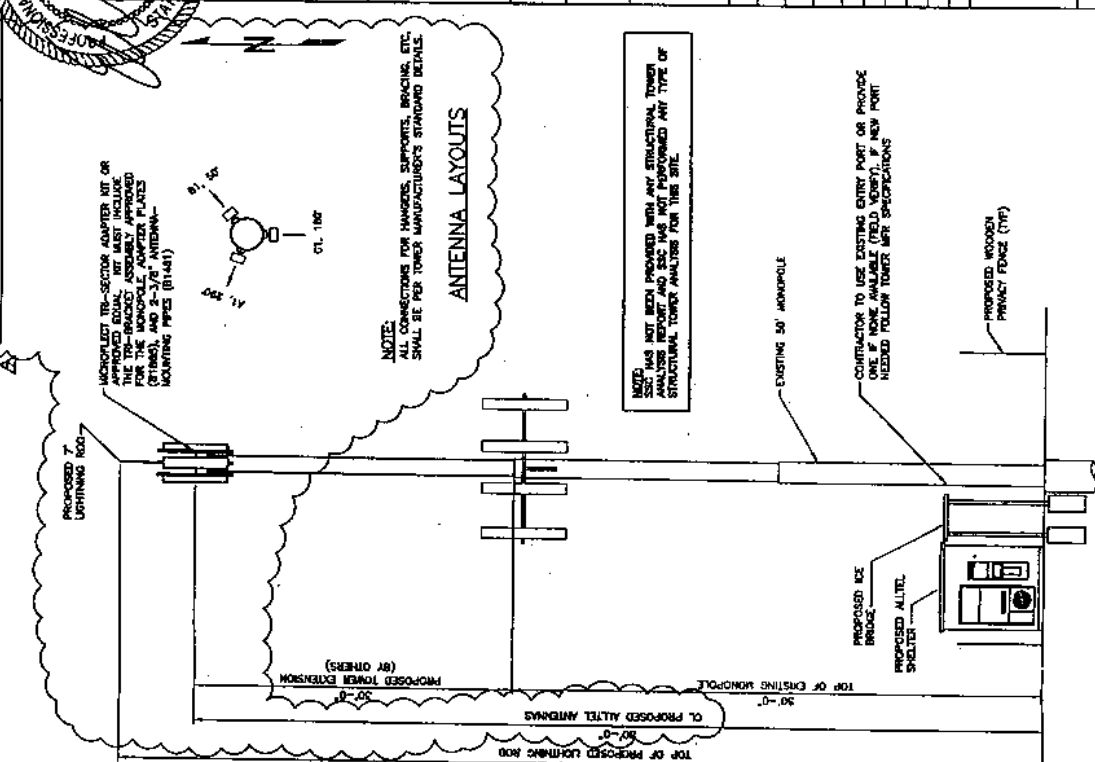
**PROFESSIONAL ENGINEER**  
 TERRANCE J. SMITH  
 No. 00149  
 STATE OF NEBRASKA

**PROFESSIONAL ENGINEER**  
 MICHAEL J. SMITH  
 No. 00149  
 STATE OF NEBRASKA

**1440 "M" STREET, 3RD FLOOR**  
**LINCOLN, NEBRASKA 68506**  
**(402) 436-4723**

**EQUIPMENT ELEVATIONS**

DESCRIPTION	HEIGHT
HEIGHT TO TOP OF LIGHTNING ROD	87'
HEIGHT TO TOP OF ANTENNAS	87'
HEIGHT TO CENTERLINE OF PANEL ANTENNAS	80'
HEIGHT TO BOTTOM OF ANTENNAS	77'



**ENLARGED SITE PLAN & ELEVATION**

**A-1**

DRAWING NO.

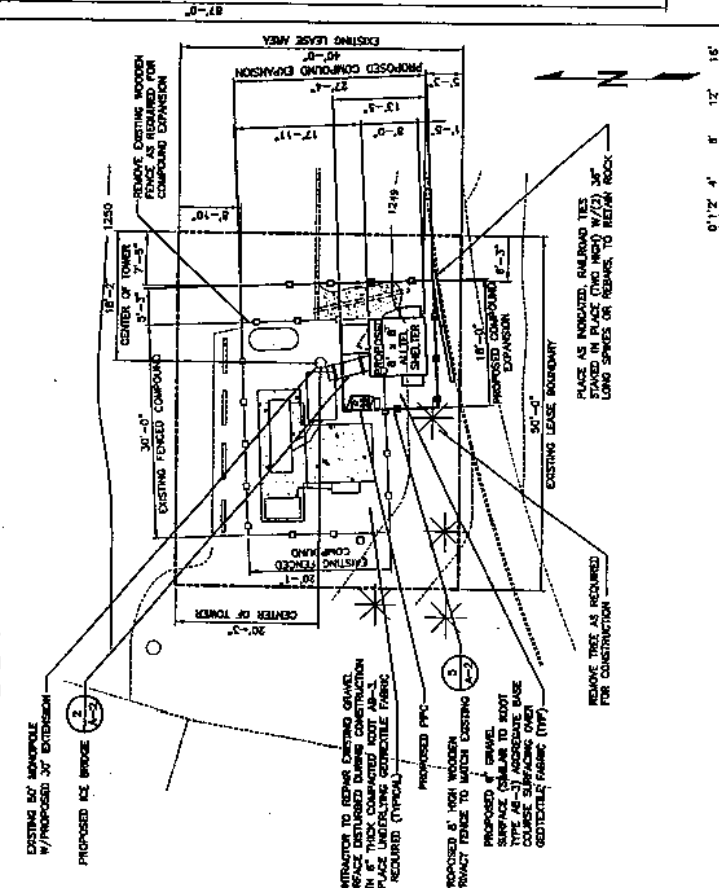
**ANTENNA KEY**

ANTENNA NUMBER	COAX COLOR CODE	BEAM WIDTH	ANTENNA TYPE	ANTENNA VENDOR	AZIMUTH	ELECTRICAL DOWNHILL	MECHANICAL DOWNHILL	HEIGHT TO THE CENTER OF ANTENNA FROM GROUND LEVEL	COAXIAL FEEDER SIZE	LENGTH
A-1	1 RED BAND	80'	FR80-13-00AL2	EDS	290	0	0	80'-0"	7/8"	82'
B-1	1 WHITE BAND	80'	FR80-13-00AL2	EDS	30	0	0	80'-0"	7/8"	80'
C-1	1 BLUE BAND	80'	FR80-13-00AL2	EDS	180	0	0	80'-0"	7/8"	80'

**NOTES:**

- ALL COAX SHALL BE COLOR CODED AT THREE (3) PLACES EACH: AT ANTENNA, EXTERIOR OF SHELTER, AND THE INTERIOR OF SHELTER.
- 2 COAX BANDS DENOTES TRANSMIT
- COAXIAL FEEDER LENGTHS INDICATED ABOVE ARE APPROXIMATE. CONTRACTION TO VERIFY ACTUAL LENGTH BEFORE ORDERING.

**Sprint Sites USA**  
 File # Q0034106  
 APPROVED FEB 25 2003



**ENLARGED SITE PLAN**

**2**

DRAWING NO.

